

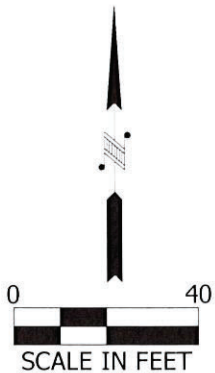
LEGEND



VACATION OF NINETEENTH AVENUE WEST RETAINED UTILITY EASEMENT

POB-POINT OF BEGINNING

- CENTER LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PLAT LINE



VACATION EXHIBIT

CLIENT: BENT PADDLE BREWING CO. REVISIONS:

ADDRESS: 1832 W MICHIGAN ST
 DULUTH, MN 55806

DATE: 07-12-2021 JOB NO: 21-215 SHEET 2 OF 2

ALTA
 LAND SURVEY COMPANY

PHONE: 218-727-5211
 LICENSED IN MN & WI
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LEGAL DESCRIPTION OF VACATION OF NINETEENTH AVE. W. WITH RETAINED UTILITY EASEMENT

All that part of Nineteenth Ave. W. adjacent to and abutting Blocks 16 and 17, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Beginning at the East most corner of Lot 306, said Block 16; thence on an assumed bearing of North 48 degrees 19 minutes 57 seconds West, along the Northeasterly line of said Block 16 for a distance of 120.00 feet to the North most corner of said Lot 306; thence North 41 degrees 40 minutes 03 seconds East 66.00 feet to the West most corner of Lot 304, said Block 17; thence South 48 degrees 19 minutes 57 seconds East, along the Southwesterly line of said Block 17 for a distance of 120.00 feet to the South most corner of said Lot 304; thence South 41 degrees 40 minutes 03 seconds West 66.00 feet to the point of beginning.

Said parcel contains 7,920 square feet or 0.18 acres.

Approved by the City Engineer of the
City of Duluth, MN this 17 day
of AUG 2021

By [Signature]

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
2. THIS IS NOT A BOUNDARY SURVEY.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

David R. Evanson
David R. Evanson
MN License #49505
DATE:07-12-2021

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